

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7-243

Orleans

N

EAS.272,  
273

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

**Town/City:** EASTHAM

**Place:** (*neighborhood or village*): Campground Road Area

## Photograph



**Address:** 300 Campground Road

**Historic Name:** Samuel F. Brackett House

**Uses:** Present: Single Family Dwelling House

Original: Single Family Dwelling House

**Date of Construction:** ca. 1920

**Source:** Eastham Tax Commitment Books

**Style/Form:** Craftsman

**Architect/Builder:** Unknown

### Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

### Outbuildings/Secondary Structures:

Two-bay garage (1930s, Photo 3, EAS.273)

### Major Alterations (*with dates*):

None

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.91 acres

**Setting:** This property is located on a triangular parcel that stretches from Campground Road north to Ronnie Road. The surrounding area includes early-20<sup>th</sup> century cottage lots, and the area is now built out with modest cottages and houses from the early-20<sup>th</sup> to the early-21<sup>st</sup> centuries. This house is set back from and faces Campground Road, and is partially obscured by evergreen trees along the street. A semi-circular clamshell and gravel driveway leads past the front of the house. The area around the house is landscaped with lawn and foundation plantings. A two-bay garage is located behind the house, but is not connected by a driveway.

## Locus Map



**Recorded by:** Eric Dray, Preservation Consultant, for

**Organization:** Eastham Historical Commission

**Date** (*month / year*): April 2025

# INVENTORY FORM B CONTINUATION SHEET

EASTHAM

300 CAMPGROUND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The form of this Craftsman-style cottage is partially obscured from the street. The core of the cottage is a one-story rectangular block with a low-pitched hip roof. An enclosed porch with lower-pitched shed roof spans the front elevation and wraps around part of the left (west) side elevation until it meets with a side ell. Based on the Assessor sketch (Figure 1), there also appears to be a rear addition. The house appears to rest on a concrete block foundation that is more exposed as the land slopes down towards the street. The elevations are clad in painted wood shingles with plain cornerboards. The roof is clad in asphalt shingles with projecting open eaves. A concrete block chimney rises from the main roof. The front porch is enclosed with mullioned, 6-sash casement windows. Wood steps lead to a centered entrance on the front of the porch. The main block appears to have 6/6 double-hung sash.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18<sup>th</sup> century, Eastham became and remained one of the least populated towns on the Cape throughout the 19<sup>th</sup> century.

In the 19<sup>th</sup> century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20<sup>th</sup> century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

Campground Road is one of the oldest roads on the bay side of the town. It was created in the early 19th century to link a Methodist campground located near what is now Herring Brook Road and a ferry dock on Cape Cod Bay. The existence of the road and the landing made the shoreline a likely place for the development of vacation cottages in the early-20th century as the established landowners in the area began to subdivide their fallow farmland to capitalize on the growing tourist economy.

Title research for this property goes back to 1934, when Samuel F. Brackett sold this cottage. The deed wherein he purchased this land has not been definitively located. It may, however, be a 1904 deed where the heirs of his father, Elkanah Brackett, sold their interest in his land, including his homestead, woodland, cleared lands and meadow to Samuel F. Brackett.<sup>1</sup> The house has an Assessor date of 1900. There is no house shown on the north side of Campground Road in this location on the 1910 Barnstable County Atlas. Tax records can assist in identifying the taxable assets. The Tax Commitment Books from 1903 to 1919 are missing, but starting with the 1920 Tax Book, Samuel Brackett was assessed for numerous buildings, including three dwellings and an increasing number of cottages.

<sup>1</sup> Barnstable County Registry of Deeds, Book 268/ Page 209.

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Samuel F. Brackett was the son of Elkanah C. Brackett (1809-91) and his second wife Achsah Snow Crosby Smith (1823-1903). Samuel F. Brackett was born in 1864, and by 1880 he and his older brother George B. were doing farm work, but they began to invest in real estate and to build cottages for summer residents by the turn of the century. Samuel F. Brackett was very active in Eastham real estate starting in the 1890s and continuing into the 1940s. Not surprisingly, the early decades consisted primarily of purchases and in the later decades consisted primarily of sales, but by 1943, he lost numerous properties through tax takings.

When Samuel F. Brackett married Anna S. Eldredge of Wellfleet in 1888 he was a trader. The couple moved to the former Scotter Cobb house at 670 Massasoit Road (EAS.80) after their marriage, and in 1900 Brackett was listed in the census as a grocer. This undoubtedly refers to his working at the Cobb-Brackett General Store (580 Massasoit Road, EAS.7), which he would go on to purchase in 1903. Samuel F. Brackett and his wife had one son, Samuel H. Brackett, in 1906. By 1929 Samuel F. had retired from running the store and turned its management over to his son.

The cottage was sold in 1934 by Samuel Brackett to Helen I. McCormick of Milton, and two years later she sold it to Annie Elizabeth Schiano of Roslindale.<sup>2</sup> In 1915, Boston-born Charles Edward Schiano (1885-1973) married Irish immigrant Annie E. Laird. Charles Schiano worked as a painter. They left this property to their youngest son, Sterling F. Schiano, and his family continues to own it in a trust.

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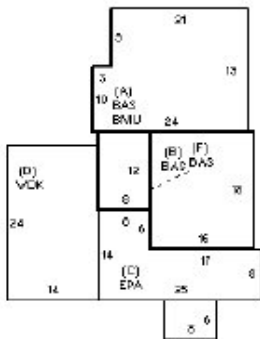


Figure 1. Assessor Sketch. Photo 2. View looking north.

Photo 3. View of garage, looking NNW.

<sup>2</sup> Book 504/ Page 436, Book 523/ Page 125.